

RECORD OF PROCEEDINGS

Minutes of the Public Hearing of the Trustees of Sycamore Township
Sycamore Township, Hamilton County, Ohio

June 7, 2018

The Public Hearing for Zoning Case 2018-08Z was called to order at 6:00 p.m. by Mr. Connor.

Mr. Holbert presented the case; a request for a zone change from "A" Single Family Residential District to "OO" Planned Office District two 4,338 square feet general office buildings and a 3,000 square feet storage building. He reviewed the proposal in detail including parking, lighting and landscape plans. Mr. Holbert stated Zoning Commission had voted to approve the case subject to conditions. He read the conditions noting he researched into the drive aisle width and twenty feet is permitted by code. He then stated the applicant would like to erect a fence between the property and the adjoining embroidery business's property to the east.

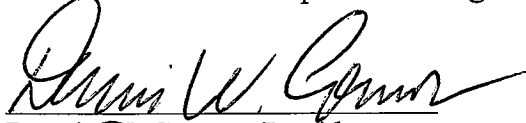
Mr. Connor asked if the applicant was present and wished to address the Board.

Mr. Robert Beck, the applicant, of RDB Ventures, LLC, 4981 Bridge Lane, Mason OH 45040, addressed the Board. Mr. Beck spoke about three issues with the project, the drive aisle width, the height of the accessory building and the fence which they would like to construct to provide screening to the east.

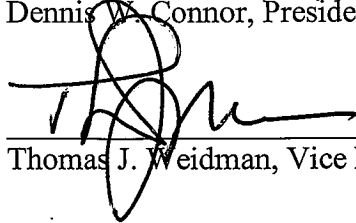
There was discussion regarding those three items with the applicant noting the materials used and construction of the accessory building will match the office buildings.

Mr. Connor opened the floor for public comments. No response.

Mr. Connor closed the public hearing at 6:12 p.m.



Dennis W. Connor, President



Thomas J. Weidman, Vice President

Jim LaBarbara, Trustee



Robert C. Porter III, Fiscal Officer

RECORD OF PROCEEDINGS

Minutes of the Public Hearing of the Trustees of Sycamore Township Sycamore Township, Hamilton County, Ohio

June 7, 2018

The Public Hearing for Zoning Case 2018-09Z was called to order at 6:15 p.m. by Mr. Connor.

Mr. Holbert presented the case; a request for a zone change from "B" Single Family Residential District to "OO" Planned Office District two 15,000 square feet general office buildings and a 137 space parking lot with one curb cut on Kenwood Road. Mr. Holbert reviewed what was approved in the 2008 Consent Decree.

Mr. Holbert explained the detention and storm water plans for the proposed development which is regulated through Hamilton County. He then reviewed landscape plans noting the proposal exceeds what the code requires. He noted the lighting plan shows zero foot candles at the property line and the parking is all in front of the buildings along Kenwood Road.

Mr. Holbert spoke again about the Consent Decree noting which aspects of it are met with the current proposal. He noted the Consent Decree was approved for three sites and the current proposal also includes a fourth property at 8248 Kenwood Road.

Mr. Holbert stated the Zoning Commission had recommended denial of the project with a 5-0 vote on May 14th.

The Board asked questions of Mr. Holbert. There was discussion about the detention plan and flow of water away from the neighborhood and towards the adjacent existing office development.

Mr. Connor asked if the applicant was present and wished to address the Board.

Mr. Randy Cooper, the applicant, of the Myers Y. Cooper Company, addressed the Board. Mr. Cooper thanked the Township, County and neighbors for their input and spoke about the great deal of thought and care that went into putting the proposal together. He spoke about the residential features of the proposed buildings and pointed out there is no activity in the rear of the buildings adjacent to the residential properties. He went on to emphasize and provide more detail on some of the other features of the proposal that Mr. Holbert had already mentioned.

Mr. Connor opened the floor for public comments.

Mr. Michael Schwartz, 5159 Bayberry Drive, addressed the Board. Mr. Schwartz stated if the project is approved the Township should add conditions to ensure that traffic on Kenwood Road is as safe as possible and moves as smoothly as possible. He then suggested what those conditions should be.

Mr. Hasmukh Shah, of 4875 Marieview Court, addressed the Board. Mr. Shah expressed concerns about the detention plan and storm water problems on neighboring residential properties. He also spoke of concerns about increased traffic on Kenwood Road and motorists

using Marieview Court as a turnaround. Mr. Shah also pointed out there is already quite a bit of office space available in Sycamore Township and questioned the need for more.

Mr. Hank Wordeman, of 8320 Kenwood Road, addressed the Board. Mr. Wordeman stated he is a 50 year Township resident, 40 of those years in his current home. He spoke about Galbraith Road being the cutoff for commercial properties. Mr. Wordeman said he believes the properties in question could and should remain residential.

Mr. Frank Geiser, of 8347 Frane Lane, addressed the Board. Mr. Geiser said he has lived at that address 29 years. He said, thanks to the Township and residents, the change he has seen in the area since he has lived on Frane Lane has been reasonable. He requested the Trustees support the Zoning Commission recommendation to deny the request. He said the developer has done a good job working with the neighbors and making accommodations due to their concerns, however, the project is too large therefore does not meet the Land Use Plan designation of transitional for that area.

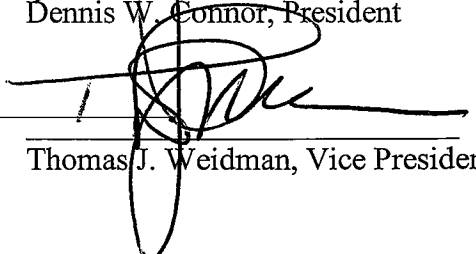
Mr. Dick Russell, a resident of over 30 years, of 8379 Frane Lane, addressed the Board. He reiterated Mr. Geiser's comments that the buildings are too large to be considered transitional. He also expressed concerns about storm water flow.

Mr. Cooper requested a continuance to address the concerns of the neighbors that had been brought up during the hearing.

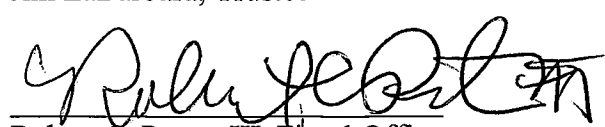
Mr. Connor entertained a motion to accept the applicant's request and continue the hearing until July 19, 2018. Mr. Weidman made a motion to that effect, seconded by Mr. LaBarbara. Vote: All Aye.

Mr. Connor closed the public hearing at 6:57 p.m.


Dennis W. Connor, President


Thomas J. Weidman, Vice President

Jim LaBarbara, Trustee


Robert C. Porter III, Fiscal Officer

RECORD OF PROCEEDINGS

Minutes of the Public Hearing of the Trustees of Sycamore Township Sycamore Township, Hamilton County, Ohio

June 7, 2018

The regular meeting was called to order at 7:11 pm.

The invocation from Kenwood Baptist Church was read by Mr. Connor.

Pledge to the Flag.

Present for the meeting were President Connor, Vice President Weidman, Trustee LaBarbara, Fiscal Officer Porter, Law Director Miller, Administrator Bickford, Zoning Administrator Holbert, and Corporal Kidd from the Hamilton County Sheriff's Office. Superintendent / Assistant Administrator Kellums, Fire Chief Penny, Lt. Smith and Parks / Recreation Director McKeown were excused.

The minutes of the Board of Trustees meeting held May 3, 2018 were presented for approval. Mr. Weidman made a motion, seconded by Mr. Connor, to approve them.

Mr. LaBarbara stated that his corrections from the May 3rd meeting have not been included in the minutes and he would like the Board to consider adding them. Mr. Weidman stated the minutes were already approved and the Township is on Ohio Checkbook. Mr. Connor stated that the minutes were already approved and they reflect the discussion that happened. He also stated that the audio is available online for anyone to listen to the discussion.

Mr. Porter called roll. Vote: Weidman: Yes; Connor: Yes; LaBarbara: No

Mr. Michael Schwartz, of 5159 Bayberry Drive, addressed the Board. Mr. Schwartz expressed his concerns regarding new subdivisions having no connections to existing developments in order to provide less curb cuts on the main thoroughfares. He also stated that many vehicles do not stop at the three way stop sign at the corner of Bayberry Drive and Shagbark Drive. Corporal Kidd stated he would look into the issue and relay the information back to the Sheriff's Office for additional enforcement.

Mr. Tom James, of 5784 White Chapel Drive, addressed the Board. Mr. James stated he had a concern with people not stopping at the stop sign on Charter Oak. Corporal Kidd noted the intersection. He also asked the Board why there was a yearly festival because, based on the costs, he believes that we are spending over \$150,000 per year to hold it. He then asked why resolutions did not have the contracts attached them when they are on the website. Mr. Bickford noted that staff is in the process of including the contracts as attachments on the web site resolutions.

Mr. Connor stated that the festival is a community event that is popular with residents. He also stated that it is a good public relations tool to help promote the Township, its parks, and the businesses that sponsor the event. He also noted that talent costs have increased significantly in the past few years due to the casinos hiring talent for events.

Mr. Weidman noted that this is a full family event with something to do for everyone.

Mr. LaBarbara stated he would be open to revisiting the event and having the Township control the beer booth revenue.

Mrs. Kathy Kugler, of 7106 Tenderfoot Lane, addressed the Board. Mrs. Kugler asked the Board about the status of the Ohio Checkbook. Mr. Bickford indicated that the Treasurer's Office is in the process of creating the site and will be contacting the Township when it is ready.

Mrs. Kugler also asked why the master plan is not yet updated. Mr. Bickford explained that the master plan will follow the zoning resolution update. Mr. Holbert explained the process and opportunities for public comment. Mrs. Kugler then requested information on Township parks and a park master plan. Mr. Bickford indicated that the master plan is for Township land use and if the Board wanted to pursue a parks master plan, a consultant could be hired. He also noted that the Township is mostly built out, so new park land would need to be purchased if the Board wished to expand the parks.

Mrs. Kugler requested permanent speed tracking signs be installed on Tenderfoot Lane until the cut through traffic issue is resolved.

Mrs. Kathleen Kuznizci, of 7675 Styrax Lane, addressed the Board. Ms. Kuznizci requested the Township expand the area for notification on zoning matters to farther than 200 feet.

Mr. Connor explained that all zoning information is on the website and noted in the past, on certain cases, that threshold has been increased.

Mr. Bickford indicated that there is a subscriber email that publishes all agendas and pointed out all plans submitted to the Township for public hearings are placed on the website for public review.

Mr. Holbert indicated that there has been recent litigation that challenged the selective nature of notifications and the Township has chosen to be consistent at 200 feet.

Mr. Miller stated the Ohio Revised Code requires that only adjacent property owners be notified and the Township goes beyond that with the 200 foot notification threshold.

Corporal Kidd stated the monthly statistics will be presented soon.

Mr. Bickford stated that Chief Penny is preparing to begin the hiring process for the new full time firefighters.

Mr. Bickford stated that Galbraith Road has been paved.

Mr. Miller stated that Joe Trauth, Attorney for Neyer Properties, requested clarification on the service agreement for the Kenwood Greens site and a possible rezoning for Carvana, a used car dealership that utilizes a multi-story car vending machine. He explained that the service agreement detailed responsibilities of the developer and Township. The Township was to invest in public infrastructure and, in return, the developer was to build offices and a hotel in addition

to the FBI building. Mr. Trauth was under the impression that the service agreement did not require that.

Mr. Miller stated that instead of going through the zoning process when the service agreement would require modification as well, he would like direction from the Board as to their willingness to approve the Carvana.

All Board members stated they wanted to see the proposed plan in detail to make an informed decision.

Mr. Bickford reported that the Duke flaring on the natural gas pipeline will potentially continue into next week.

The following PO's were presented for approval:

Robert A. Goering – Treasurer	\$14,351.67	Property Taxes
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Mr. Weidman made a motion, seconded by Mr. LaBarbara, to approve these requests.
Vote: All Aye.

Mr. Holbert explained that the property at 8671 Darnell has been a distressed property for many years and requested direction from the Board as to the enforcement method being used. He presented to the Board 23 violations that have been issued over the past six years. He stated a letter was received by the Board of Trustees that indicated the current occupant of the property felt he was not being treated fairly in the Zoning enforcement process.

Mr. Chris Duncan, of 8677 Darnell Avenue, addressed the Board saying he has lived there for two years and the property next door has always been in distress.

Mr. LaBarbara stated he visited the property and felt that it has made progress in being cleaned up and it looks to be in acceptable condition. He also noted that Mr. Garcia is a recent resident of the property and has only been there a year or so.

Mr. Holbert advised the Board that the current violation is in the rear of the property.

Mr. Weidman stated that this property should not be treated any different than any other and if the property owner won't work with the Township then it should be cleaned. Mr. Connor stated the process should not be changed in this case. Mr. LaBarbara said the process should be followed as it always has been.

Mr. Holbert stated that he has received complaints on the property located at 7230 Kenwood Road. He said the complainant states that we are not enforcing the zoning resolution to clean up the property. He advised the Board that the property owner is accusing Mr. Holbert of altering public documents and selective enforcement. He showed information that contained correspondence with the Ohio Department of Transportation (ODOT) indicating that Mr. Holbert has not approached ODOT contractors telling them not to cut certain areas.

Mr. Holbert requested direction from the Board as to how the enforcement should proceed on this property and if he should be consistent with the enforcement methods used on other

properties. Mr. Weidman stated that all properties should be treated the same and he should be consistent with the cleanup and enforcement efforts. Mr. Connor stated he does not see anything wrong with the process that was followed with this property. Mr. LaBarbara stated he feels the same as the other Trustees on the enforcement issue.

Mr. Weidman made a motion, seconded by Mr. LaBarbara, to direct Law Director Miller to prepare a resolution approving Zoning Case 2018-08Z subject to the following conditions and variances:

1. No cell towers are permitted on site.
2. A six feet (6') tall privacy fence is permitted along the east property line in the side and front yards equal to the backside of the property to the east.
3. The Board grants relief for the boundary buffers to the east and south.
4. The 3,000 square feet accessory use structure must be constructed with architecture to match the proposed building and is limited to 18 feet in height.
5. The Board grants a variance to allow the proposed 20 feet wide drive aisle.

Mr. Porter called roll. All yes.

Mr. Weidman made a motion, seconded by Mr. LaBarbara, to continue the public hearing for Zoning Case 2018-09Z to July 19th. Mr. Porter called roll. All yes.


The resolution "Allocating One Percent (1%) of all Revenue Generated by the Sycamore Township Excise Lodging Tax to be used for the Purpose of Road Maintenance, Repair, and Paving" was read.

Mr. Bickford explained that this would allow the Township to receive extra points in the SCIP and LTIP grant programs and would not change the funding structure as a portion of the hotel and lodging tax already goes to maintain roads.

A motion was made by Mr. Weidman, seconded by Mr. LaBarbara, dispensing with the second reading. Mr. Porter called roll. Vote: All Aye.
Resolution No. 2018-61 approved this 7th day of June, 2018.
Mr. Connor read the schedule of events.

The Receipts and Disbursements of June 7, 2018 were available in the Fiscal Officer's Office and are hereby made a part of these minutes.

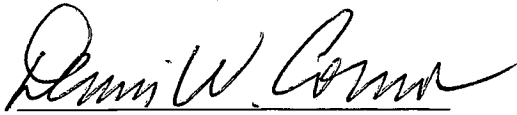
I hereby certify that the money for payment of these bills is in the fund provided and duly and properly appropriated.

Signed: 
Robert C. Porter III, Fiscal Officer

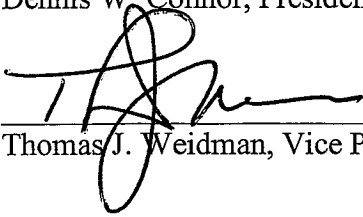
A motion was made by Mr. Weidman, seconded by Mr. LaBarbara, to accept them.
Vote: All Aye.

A motion was made by Mr. Weidman, seconded by Mr. LaBarbara, to adjourn the meeting.
Vote: All Aye.

The meeting adjourned at 8:42 p.m.

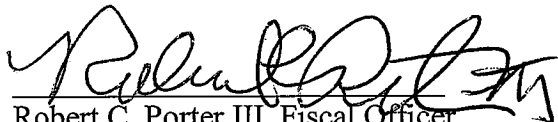


Dennis W. Connor, President



Thomas J. Weidman, Vice President

Jim LaBarbara, Trustee



Robert C. Porter III, Fiscal Officer

06/07/2018